

MINUTES

STATE BUILDING COMMISSION MEETING

SEPTEMBER 9, 2004

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:00 a.m.	Department of Safety	Deputy Commissioner Tom Moore
10:01 a.m.	University of Tennessee	Dr. John Petersen
10:03 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:35 a.m.	Department of Finance and Administration	
10:37 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Jimmy Naifeh, Speaker of the House of Representatives
Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Dept of Finance and Administration
Charles Garrett, Department of Finance and Administration
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
Mark Wood, Secretary of State's Office
Charles Harrison, Comptroller's Office
Connie Hardin, Legislative Budget Office
Nancy Blevins, Dept of Finance and Administration
George Brummett, Dept of Finance & Administration
Cliff Steger, Dept of Finance and Administration
Keith Robinson, Tennessee Board of Regents
Jerry Preston, Tennessee Board of Regents
Pat Haas, Bond Finance
Jerry Adams, Dept of Finance and Administration
Ken Scalf, Department of Finance and Administration
Jerry Lee, Department of Finance and Administration
Dennis Raffield, THEC
Alvin Payne, University of Tennessee
Phil Scheurer, University of Tennessee

George Criss, University of Tennessee
Bill Beaty, Fisher & Arnold
Tony Poteet, University of Memphis
Howard Glatstein, Fisher & Arnold
Alan Robertson, Department of Finance and Administration
John Cothorn, Middle Tennessee State University
Mike Picklesimer, Hart Freeland Roberts
Paul Craig, Middle Tennessee State University
Ed Jones, TBI
Kay Sheriff, TBI
Lanny Wilder, TBI
Jacqueline Felland, Bond Finance
Stephen White, Bullock Smith & Partners
Chris Koch, JCI
Martha Staley, Department of Finance and Administration
Dick Tracy, Tennessee Board of Regents
Jim Brown, Tennessee Board of Regents
Mike Smith, Tennessee Board of Regents
Roark Brown, Legislative Budget Analysis

Lieutenant Governor Wilder called the meeting to order at 10:01 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF SAFETY

10:00 a.m.

Deputy Commissioner Tom Moore requested action on the following matters.

STATEWIDE

- 1) Approved a request to employ Street Dixon Rick Architects to assist the Department of Safety with professional design services from October 1, 2004 through September 30, 2005.

Estimated Project Cost: \$20,000.00
SBC Project No. 502/001-02-04

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UNIVERSITY OF TENNESSEE

10:01 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Fraternity Houses Renovations & Additions**, approval to demolish several existing residential structures, and approval of designers to design and supervise the projects at the University of Tennessee at Knoxville, Tennessee.

Fraternity:

Alpha Tau Omega
Phi Gamma Delta
Sigma Alpha Epsilon
Sigma Chi
Phi Kappa Tau
Phi Delta Theta
Sigma Phi Epsilon
Kappa Alpha

Designer:

Sparkman & Associates
Chris Ross Architects
Barber & McMurry Architects
Studio Four Design, Inc.
The Penland Group
Cockrill Design & Planning
Henry Bledsoe Architect
Ron Nemetz & Associates

Estimated Project Cost: \$10,415,000.00

SBC Project No. 540/009-37-04

- 2) Approved a project and acknowledgment of the source of funding for **Sorority Housing**, approval to demolish several existing residential structures, and selection of Bullock Smith & Partners to design and supervise the project at the University of Tennessee at Knoxville, Tennessee.

Estimated Project Cost: \$8,025,000.00

SBC Project No. 540/009-38-04

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TENNESSEE BOARD OF REGENTS

10:03 a.m.

Chancellor Charles Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Campus Landscape Plan** at Austin Peay State University in Clarksville, and the selection of Hodgson & Douglas to develop the plan.

Estimated Project Cost: **\$ 50,000.00**
SBC Project No. 166/003-03-04

- 2) Approved a project and acknowledgment of the source of funding for **Eighth & Farris Parking Lot Construction** at Austin Peay State University in Clarksville, and the selection of Clark & Associates Architects to design and supervise the project.

Estimated Project Cost: **\$ 155,000.00**
SBC Project No. 166/003-04-04

- 3) Approved a project and acknowledgment of the source of funding for **Fort Campbell Building 605 Renovation** at Austin Peay State University in Clarksville, and the selection of Violette Architecture to design and supervise the project.

Estimated Project Cost: **\$ 242,220.00**
SBC Project No. 166/003-05-04

- 4) Approved a project that includes acceptance of completed “in-place” construction as a gift and acknowledgment of source of funding for **Soccer Field Construction** at Austin Peay State University in Clarksville, with design services by the regional consultant.

Estimated Project Cost: **\$ 250,200.00**
SBC Project No. 166/003-06-04

- 5) Approved a project and acknowledgment of the source of funding for **Athletic Facilities Improvements** at Austin Peay State University in Clarksville, and the selection of Rufus Johnson & Associates to design and supervise the project.

Estimated Project Cost: **\$ 675,000.00**
SBC Project No. 166/003-07-04

TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of source of funding for **Agricultural Extension Research/Teaching/Demonstration Center** for Tennessee State University in Nashville, and the selection of Hinson Miller Kickirillo to design and supervise the project.

Estimated Project Cost: **\$ 1,479,716.56**
SBC Project No. 166/001-07-04

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a grant to the City of Memphis as a part of the project for **Drainage Improvements** at the University of Memphis in Memphis, Tennessee.

Estimated Project Cost: **\$ 4,350,000.00**
SBC Project No. 166/007-04-03

- 2) Approved a project and acknowledgment of the source of funding for **Richardson & Rawls Halls Fire Safety Updates** at the University of Memphis in Memphis, and the selection of Ellers Oakley Chester Rike to design and supervise the project.

Estimated Project Cost: **\$ 3,000,000.00**
SBC Project No. 166/007-10-04

EARLY DESIGN PHASE PRESENTATIONS

- 1) Approved the Early Design Phase of a project for **Fossil Site Visitor Center** at Gray, Tennessee for East Tennessee State University in Johnson City, as presented by the joint venture designers from Bullock-Smith Partners and Vaughn & Melton.

Estimated Project Cost: **\$ 8,130,000.00**
SBC Project No. 166/005-10-02

- 2) Approved the Early Design Phase of a project for **Carpenter Student Housing Additions** at the University of Memphis in Memphis, as presented by the design firm of Fisher & Arnold.

Estimated Project Cost: **\$ 3,850,000.00**
SBC Project No. 166/007-01-02

- 3) Approved the Early Design Phase of a project for **Airplane Hangar New Construction** for Middle Tennessee State University in Murfreesboro, as presented by the design firm of Hart Freeland Roberts.

Estimated Project Cost: **\$ 540,000.00**
SBC Project No. 166/009-04-03

DEPARTMENT OF FINANCE AND ADMINISTRATION

10:35 a.m.

ARLINGTON DEVELOPMENTAL CENTER, ARLINGTON, TENNESSEE

- 1) Approved a request for a revision in funding from \$196,000.00 to \$453,000.00 (\$257,000.00 increase) of a project for **Willow and Spruce Sprinkler System** at Arlington Developmental Center, Arlington, and authorization to award a contract to River City Sprinklers, in the amount of \$382,167.00, which includes Alternate #1, based on bids received July 1, 2004.

Revised Estimated Project Cost: \$453,000.00
SBC Project No. 344/017-01-03

TBI REGIONAL CONSOLIDATED FACILITY, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$115,000.00 to \$190,000.00 (\$75,000.00 increase) and approval to utilize commissioning services on a project for **Mechanical and Electrical Improvements** at the TBI Regional Consolidated Facility in Memphis, Tennessee.

Revised Estimated Project Cost: \$190,000.00
SBC Project No. 500/002-01-04

RACHEL JACKSON STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,600,000.00 to \$1,510,000.00 (\$90,000.00 decrease) of a project for **Flatwire and Carpet Replacement** at the Rachel Jackson State Office Building, Nashville, Tennessee.

Revised Estimated Project Cost: \$1,510,000.00
SBC Project No. 529/013-01-01

WAR MEMORIAL PLAZA, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$9,050,000.00 to \$9,140,000.00 (\$90,000.00 increase) of a project for **Exterior Upgrades** at War Memorial Plaza, Nashville, Tennessee

Revised Estimated Project Cost: \$9,140,000.00
SBC Project No. 529/045-01-02

OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE

- 1) Approved a request to utilize commissioning services on a project for **Joint Institute for Biological Research** at Oak Ridge, Tennessee.

Estimated Project Cost: \$8,000,000.00
SBC Project No. 529/094-01-04

STATEWIDE

- 1) Approved a request to accept a two-year extension and terms on an existing contract for **Commissioning Services**, statewide.

Estimated Project Cost: \$100,000.00
SBC Project No. 529/000-02-01

SPECIAL ITEM

- 1) Approved a request to employ Lamar Holland, Inc. as a specialized consultant to assist the State Architect with the development of improvements to State Building Commission processes in relation to Quality in Construction (QIC) initiatives.

Estimated Project Cost: \$15,000.00
SBC Project No. 529/000-09-04

TDOT QUARTERLY STATUS REPORT

- 1) Comptroller Morgan brought up from the floor a request to acknowledge receipt of the Department of Transportation's Quarterly Status Report on Road Projects dated July 30, 2004 that had been mailed to all the members. He stated that he didn't see a need to have Commissioner Nicely come to the SBC meeting specifically to present the report and requested the Commission's approval. The Commission then acknowledged receipt of the report

DISCUSSION OF BIDS

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| <ol style="list-style-type: none">1) Taft Youth Development Center
(Water Tank Addition)
SBC Project No. 144/005-01-03
Bid date: 9 September 2004
SBC Action: Referred to Subcommittee with authority to act2) TNANG Armory Clarksville
(HVAC Replacement/Repairs)
SBC Project No. 361/011-01-02
Bid date: 9 September 2004
SBC Action: Referred to Subcommittee with authority to act | <ol style="list-style-type: none">3) TNANG Armory Lavinia
(Troop Medical Clinic)
SBC Project No. 368/031-02-04
Bid date: 15 September 2004
SBC Action: Referred to Subcommittee with authority to act4) TNANG Armory Lavinia
(19 Bed Barracks)
SBC Project No. 368/031-03-04
Bid date: 15 September 2004
SBC Action: Referred to Subcommittee with authority to act |
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STATE BUILDING COMMISSION

10:37 a.m.

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on August 12, 2004.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **Supreme Court Buildings – Nashville & Jackson**
(Security Upgrades)

Change Order No.	1
Change Order Amount:	\$51,390.98
Change Order Percent:	20.28
Cumulative Percent	20.28
SBC Project No.	529/000-05-00

2. **Woodland Hills YDC**

(Female Violent Offender Facility)

Change Order No.	31
Change Order Amount:	\$92,587.13
Change Order Percent:	2.07
Cumulative Percent	11.72
SBC Project No.	144/002-01-99

3. **Walters State Community College**

(Auditorium / gym Floor Replacement)

Change Order No.	1
Change Order Amount:	\$11,475.50
Change Order Percent:	11.28
Cumulative Percent	11.28
SBC Project No.	166/023-01-02

4. **Tennessee State University**

(Student Center Entry Repairs)

Change Order No.	1
Change Order Amount:	\$7,882.00
Change Order Percent:	12.51
Cumulative Percent	12.51
SBC Project No.	166/001-01-02

5. **Middle Tennessee State University**

(Davis Science)

Change Order No.	9
Change Order Amount:	\$36,120.19
Change Order Percent:	2.62
Cumulative Percent	21.07
SBC Project No.	166/009-02-01

6. **Volunteer State Community College**
(New Parking)
Change Order No. 2
Change Order Amount: \$14,750.00
Change Order Percent: 7.79
Cumulative Percent 22.58
SBC Project No. 166/025-01-04

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on August 23, 2004.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended by the Executive Subcommittee:

- 1) **Department of Safety**
(Architectural Consultant)
Estimated Project Cost: \$20,000.00
SBC Project No. 502/001-02-04
Designer: **STREET DIXON RICK**
- 2) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Alpha Tau Omega: **SPARKMAN & ASSOCIATES**
- 3) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Phi Gamma Delta: **CHRIS ROSS ARCHITECTS**
- 4) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Sigma Alpha Epsilon: **BARBER & MCMURRY ARCHITECTS**
- 5) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Sigma Chi: **STUDIO FOUR DESIGN, INC.**

- 6) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Phi Kappa Tau: **THE PENLAND GROUP**
- 7) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Phi Delta Theta: **COCKRILL DESIGN & PLANNING**
- 8) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Sigma Phi Epsilon: **HENRY BLEDSOE ARCHITECT**
- 9) **University of Tennessee at Knoxville**
(Fraternity Houses Renovations & Additions)
Estimated Project Cost: \$10,415,000.00
SBC Project No. 540/009-37-04
Designer for Kappa Alpha: **RON NEMETZ & ASSOCIATES**
- 10) **University of Tennessee at Knoxville**
(Sorority Housing)
Estimated Project Cost: \$8,025,000.00
SBC Project No. 540/009-38-04
Designer: **BULLOCK SMITH & PARTNERS**
- 11) **Austin Peay State University**
(Campus Landscape Plan)
Estimated Project Cost: \$50,000.00
SBC Project No. 166/003-03-04
Designer: **HODGSON & DOUGLAS**
- 12) **Austin Peay State University**
(Eighth & Farris Parking Lot Construction)
Estimated Project Cost: \$155,000.00
SBC Project No. 166/003-04-04
Designer: **CLARK & ASSOCIATES ARCHITECTS**
- 13) **Austin Peay State University**
(Fort Campbell Bldg 605 Renovation)
Estimated Project Cost: \$242,220.00
SBC Project No. 166/003-05-04
Designer: **VIOLETTE ARCHITECTURE**

- 14) **Austin Peay State University**
(Athletic Facilities Improvements)
Estimated Project Cost: \$675,000.00
SBC Project No. 166/003-07-04
Designer: **RUFUS JOHNSON & ASSOCIATES**
- 15) **Tennessee State University**
(Agricultural Extension Research/Teaching Demonstration Center)
Estimated Project Cost: \$1,479,716.56
SBC Project No. 166/001-07-04
Designer: **HINSON MILLER KICKIRILLO**
- 16) **University of Memphis**
(Richardson & Rawls Halls Fire Safety Updates)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 166/007-10-04
Designer: **ELLERS OAKLEY CHESTER RIKE**
- 17) **Tennessee Technological University**
(Accessibility Adaptations)
SBC Project No. 166/011-05-99
Designer: **Change designer name from "MAFFETT STAMPS" to MAFFETT & ASSOCIATES"**
- 18) **Tennessee Technological University**
(Residence Halls Replacement)
SBC Project No. 166/011-02-01
Designer: **Change designer name from "MAFFETT STAMPS AND BERNARD WEINSTEIN, A JOINT VENTURE" to MAFFETT & ASSOCIATES AND BERNARD WEINSTEIN, A JOINT VENTURE"**
- 19) **Tennessee Technological University**
(New Nursing and Health Services Building)
SBC Project No. 166/011-03-02
Designer: **Change designer name from "MAFFETT STAMPS AND EVERTON OGLESBY ASKEW, A JOINT VENTURE" to MAFFETT & ASSOCIATES AND EVERTON OGLESBY ARCHITECTS, A JOINT VENTURE"**

Approved by: _____
M. D. Goetz, Jr., Commissioner
Department of Finance and Administration